

FLAT 2, 41 HAMPTON COURT ROAD, EAST MOLESEY, KT8 9BY

£1475PCM

UNFURNISHED



This is an utterly unique 1 bedroom flat that will blow you away by the juxtaposition of a contemporary home beautifully sandwiched between historical views of Hampton Court Palace and the Diana Fountain and Bushy Park.

- Double Bedroom with doors to the terrace
- Spacious bathroom
- Large reception room and open plan Kitchen with doors to the terrace
- Bike store
- Private terrace
- 2nd Floor
- Secure development

Flat 2, 41 Hampton Court Road, East Molesey, KT8 9DD

SUMMARY

- Double Bedroom with doors to the terrace
- Spacious bathroom
- Large reception room and open plan Kitchen with doors to the terrace
- Bike store
- Private terrace
- 2nd Floor
- Secure development
- Short walk to Hampton Court Station

£1475pcm

Unfurnished exclusive of bills

THE PROPERTY

This is an utterly unique 1 bedroom flat that will blow you away by the juxtaposition of a brand new contemporary home beautifully sandwiched between historical views of Hampton Court Palace and the Diana Fountain and Bushy Park. When your neighbours are made up of the roaming herd of Red and Fallow Deer on one side and the stone Lions sitting majestically on Lion Gate on the other, you know you're going to be the envy of all you survey.

Newly built and situated on the second (top) floor, this apartment is ideal as a bachelor pad or as a couple's paradise. The large open plan kitchen-come-living room is plenty big enough for your large lounge suite for cosy nights in watching your favourite box set, but there's still loads of space for some pretty glorious dinner parties too, with drinks outside on the terrace.

The spacious bathroom is a la 'boutique hotel' with a shower over the bath and vanity unit for all your lotions, and the double bedroom also has double doors on to the fabulous terrace for those nights when it's hot enough to sit outside.

Seriously. A dream.

THE AREA

Within walking distance of Hampton Court Station (Zone 6) where the half hourly trains get to Waterloo in 35 minutes and being at the end of the line, you are guaranteed a seat on the way to work. Alternatively you can jump on a bus outside your door and be in Kingston in 10 minutes.

The local area is bustling with plenty of lovely restaurants and cafes in Molesey, and Bushy Park's mixture of woods, gardens, ponds and grassland makes it a fantastic place to enjoy wildlife and keeping fit. The cake and coffee in The Pheasantry in the heart of the park, provides a welcome reward after enjoying some fresh air and exercise.

The river plays a major role in life here too, with fabulous towpaths and a scattering of historical gems along the way, there is simply so much to explore.

TERMS

Local Authority:
Richmond Borough Council

Band E - £2470.76
EPC – Energy Rating Band B

FLOORPLAN



All measurements are in accordance to the RICS Code Of Measuring Practice.
Measurements are approximate & only for illustrative purposes.
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Hampton Court Road, East Mosley, KT8
Approximate Gross Internal Area = 55.7 sq m / 599 sq ft



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